

**Subject:** Re: Ceola Waddell Jr. - Recently in widespread news coverage - likely unregistered sex offender  
**From:** Kurt Knecht  
**Date:** 12/01/2016 08:55 AM  
**To:** jacob@newdowntownbrokerage.com  
**CC:** DEON JOSEPH <32511@lapd.lacity.org>, Blair Besten <blair@historiccore.bid>, kris.ferris@dlanc.com, Alvan Arzu <alvan.arzu@lacity.org>

Jacob,

Thank you for your email. My colleague Alvan Arzu in Southwest division has been working on his recent encampment under the 110 (not 101) freeway.

Under Penal Code section 290.003--one has to register if one has committed an offense in PC290(c). PC290(c) includes numerous sex-related offenses which I have copied down below.

At the very least, it sounds like Mr. Waddell should be investigated for failure to register under PC 290.003. If he is ultimately required to register, then he should have the restrictions inherent in the section. I'll refer this matter to LAPD for follow up.

**290.003.** Any person who, since July 1, 1944, has been or hereafter is released, discharged, or paroled from a penal institution where he or she was confined because of the commission or attempted commission of one of the offenses described in subdivision (c) of Section 290, shall register in accordance with the Act.

PC 290(c) The following persons shall be required to register:

Any person who, since July 1, 1944, has been or is hereafter convicted in any court in this state or in any federal or military court of a violation of Section 187 committed in the perpetration, or an attempt to perpetrate, rape or any act punishable under Section 286, 288, 288a, or 289, Section 207 or 209 committed with intent to violate Section 261, 286, 288, 288a, or 289, Section 220, except assault to commit mayhem, subdivision (b) and (c) of Section 236.1, Section 243.4, paragraph (1), (2), (3), (4), or (6) of subdivision (a) of Section 261, paragraph (1) of subdivision (a) of Section 262 involving the use of force or violence for which the person is sentenced to the state prison, Section 264.1, 266, or 266c, subdivision (b) of Section 266h, subdivision (b) of Section 266i, Section 266j, 267, 269, 285, 286, 288, 288a, 288.3, 288.4, 288.5, 288.7, 289, or 311.1, subdivision (b), (c), or (d) of Section 311.2, Section 311.3, 311.4, 311.10, 311.11, or 647.6, former Section 647a, subdivision (c) of Section 653f, subdivision 1 or 2 of Section 314, any offense involving lewd or lascivious conduct under Section 272, or any felony violation of Section 288.2; any statutory predecessor that includes all elements of one of the above-mentioned offenses; or any person who since that date has been or is hereafter convicted of the attempt or conspiracy to commit any of the above-mentioned offenses.

**288.** (a) Except as provided in subdivision (i), any person who willfully and lewdly commits any lewd or lascivious act, including any of the acts constituting other crimes provided for in Part 1, upon or with the body, or any part or member thereof, of a child who is under the age of 14 years, with the intent of arousing, appealing to, or gratifying the lust, passions, or sexual desires of that person or the child, is guilty of a felony and shall be punished by imprisonment in the state prison for three, six, or eight years.

**288a.** (a) Oral copulation is the act of copulating the mouth of one person with the sexual organ or anus of another person.

(b) (1) Except as provided in Section 288, any person who participates in an act of oral copulation with another person who is under 18 years of age shall be punished by imprisonment in the state prison, or in a county jail for a period of not more than one year.

**289.** (a) (1) (A) Any person who commits an act of sexual penetration when the act is accomplished against the victim's will by means of force, violence, duress, menace, or fear of immediate and unlawful bodily injury on the victim or another person shall be punished by imprisonment in the state prison for three, six, or eight years.

**220.** (a) (1) Except as provided in subdivision (b), any person who assaults another with intent to commit mayhem, rape, sodomy, oral copulation, or any violation of Section 264.1, 288, or 289 shall be punished by imprisonment in the state prison for two, four, or six years.

**286.** (a) Sodomy is sexual conduct consisting of contact between the penis of one person and the anus of another person. Any sexual penetration, however slight, is sufficient to complete the crime of sodomy.

(b) (1) Except as provided in Section 288, any person who participates in an act of sodomy with another person who is under

18 years of age shall be punished by imprisonment in the state prison, or in a county jail for not more than one year.

On Wed, Nov 30, 2016 at 3:49 PM, <[jacob@newdowntownbrokerage.com](mailto:jacob@newdowntownbrokerage.com)> wrote:

Good afternoon Kurt,

I brought this to Senior Lead Joesph's attention and though I should bring it yours as well. You may be aware of the recent news coverage of Ceola Waddell Jr. aka "Dice" and his encampment under the 101 freeway. The media is portraying him as some sort of folk hero and homeless advocate. I had dealings with him previously when I had to coordinate with LAPD to remove his compound at Sixth and San Pedro while overseeing the renovations of a creative office building at that corner.

Mr. Waddell is well know to LAPD for his long list of infractions. Due to the media coverage revealing his real name I was able to uncover that Mr. Waddell is also likely an unreported sex offender. In 1987 he was convicted of first degree rape in Tulsa, Oklahoma and sentenced to fifteen years in prison. He was paroled in 1993. I spoke informally with the Department of Corrections in Tulsa, Oklahoma who was able to help me to confirm that it was the same individual. The date he was paroled fell before sex offender registry laws in Oklahoma so he was never required to register there. However my understanding of California state law (and I may be wrong at this) is that as long as the crime was committed after 1944 he is required to have reported his status the the state of California upon relocating here.

According to Senior Lead Officer Joesph, who I would like to commend for attempting to help set the narrative straight on this individuals portrayal in the media, his compound has been dismantled under the freeway. However it is only a mater of time before he erects in somewhere else and he has recently been around Sixth and San Pedro again. In addition I have cc'ed Kris Ferris the skid row representative on DLANC who runs a business out of 421 E 6th street. She has informed me in the past few days her employee on her way to work has been made to feel very uncomfortable by Mr. Waddell. Any information you can provide on what can be done here. At a minimum if Mr. Waddell were to be required to register as a sex offender it would help keep him away from setting up his enterprise near shelters housing women and children as he has done in the past and could provide a valuable tool to our LAPD officers working in Skid Row.

For your reference the information relating to his conviction in Tulsa:

Ceola Waddell Jr

DOB: 1-23-1957

Charge: Rape First Degree

County: Tulsa

Case Number 86-3611

Conviction Date: 4-30-1987

Oklahoma Department of Corrections Inmate Number: 161839

Thank you in advance for any insights or assistance you can provide.

Jacob Van Horn

New Downtown Brokerage

453 South Spring Street

Suite #1023

Los Angeles, California 90013

D [213-232-1617](tel:213-232-1617) C [310-321-8818](tel:310-321-8818)

[jacob@newdowntownbrokerage.com](mailto:jacob@newdowntownbrokerage.com)

[www.newdowntownbrokerage.com](http://www.newdowntownbrokerage.com)



Signature deals that improve the community by bridging the transactions gap.

NOTICE: This e-mail message and any attachments are intended solely for the use of the intended recipient, and may contain information that is confidential, privileged and exempt from disclosure under applicable law. If you are not the intended recipient, you are not permitted to read, disclose, reproduce, distribute, use or take any action in reliance upon this message and any attachments, and we request that you promptly notify the sender and immediately delete this message and any attachments as well as any copies thereof. Delivery of this message to an unintended recipient is not intended to waive any right or privilege. New Downtown Brokerage is neither qualified nor authorized to give legal or tax advice, and any such advice should be obtained from an appropriate, qualified professional adviser of your own choosing.

--

**Kurt Knecht**

**Deputy City Attorney**

**Neighborhood Prosecutor**

**Safe Neighborhoods and Gang Division**

**Los Angeles City Attorney's Office**

[Kurt.Knecht@lacity.org](mailto:Kurt.Knecht@lacity.org)

[213.978.8022 \(o\)](tel:213.978.8022)

[310.625.4235\(c\)](tel:310.625.4235)

\*\*\*\*\*Confidentiality Notice \*\*\*\*\*

This electronic message transmission contains information from the Office of the Los Angeles City Attorney, which may be confidential or protected by the attorney-client privilege and/or the work product doctrine. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the content of this information is prohibited. If you have received this communication in error, please notify us immediately by e-mail and delete the original message and any attachments without reading or saving in any manner.

\*\*\*\*\*